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A blank coordinate plane with x and y axes. The x-axis is horizontal and the y-axis is vertical, intersecting at the origin. There are no tick marks or labels on the axes.

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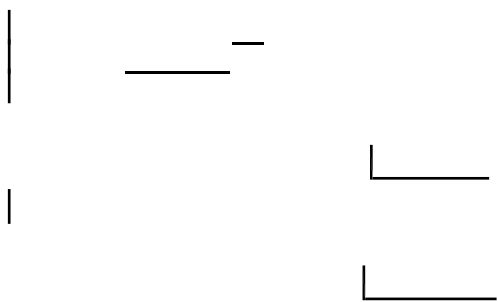
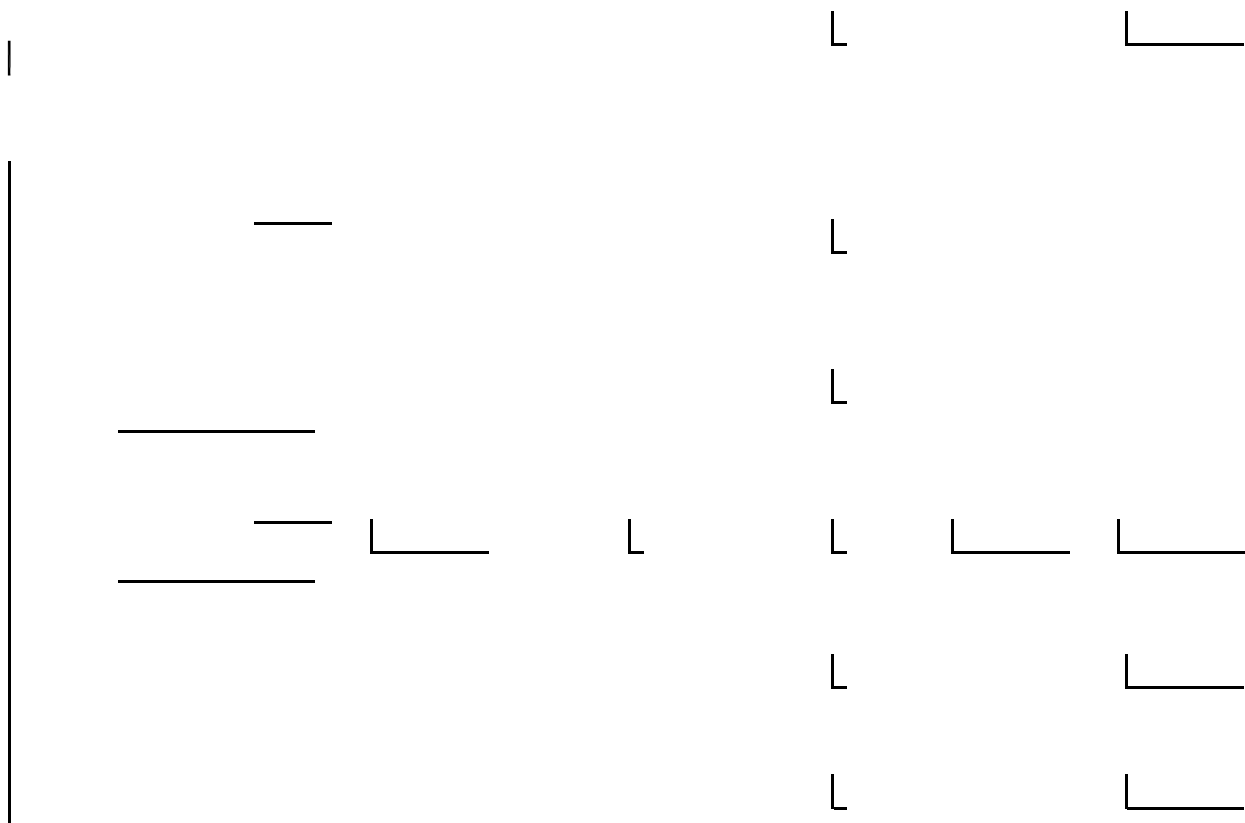
A blank coordinate plane with x and y axes. The x-axis is horizontal and the y-axis is vertical, intersecting at the origin. There are no tick marks or labels on the axes.

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Addressed Date	POC
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**From:** Brett Banks - WPXB <brett.banks@gsa.gov>  
**To:** Daniel Mathews - P <daniel.mathews@gsa.gov>  
**CC:** Allison Azevedo - 6P <allison.azevedo@gsa.gov>, Tyler Menzler - S <tyler.menzler@gsa.gov>, Darren Blue - PM <darren.blue@gsa.gov>, Dawn Stalter - BPA <dawn.stalter@gsa.gov>  
**Subject:** Re: Definitions  
**Date:** Fri, 20 Sep 2019 14:53:01 -0400  
**Message-ID:** <CAJ-OXtXYFjqhCZYx=u6O3Jk=SzgO70FDWD1ErZYO6stTYpbfgw@mail.gmail.com>

---



On Fri, Sep 20, 2019 at 2:52 PM Brett Banks - WPXB <[brett.banks@gsa.gov](mailto:brett.banks@gsa.gov)> wrote:  
Negative.

I just chatted Tyler that ALL THREE of these are FULLY redacted in the public facing version.

On Fri, Sep 20, 2019 at 2:50 PM Daniel Mathews - P <[daniel.mathews@gsa.gov](mailto:daniel.mathews@gsa.gov)> wrote:  
These provisions of the lease are public, right?

On Fri, Sep 20, 2019 at 2:34 PM Brett Banks - WPXB <[brett.banks@gsa.gov](mailto:brett.banks@gsa.gov)> wrote:

“Percentage Rent” shall mean, for each Lease Year, the following calculation: (x) Gross Revenues for such Lease Year multiplied by (y) the applicable percentage as follows: during Lease Years [redacted] percent; during Lease Years [redacted] percent; during Lease Years [redacted] percent; during Lease Years [redacted] percent; and during [redacted] percent; and during [redacted] percent.

For the avoidance of doubt, this definition is only a formula for the calculation of the Percentage Rent Difference that may be payable (if any) and is subject to the last sentence of Section 21.1.

“Percentage Rent Difference”, if payable pursuant to Section 5.1(b), shall mean, for any Lease Year, the positive difference, if any, between (a) the Percentage Rent for such Lease Year, and (b) the Annual Base Rent paid for such Lease Year. In the event

that the Percentage Rent for any Lease Year does not exceed the Annual Base Rent paid for such period, then the Percentage Rent Difference shall equal zero.

“Gross Revenues” shall mean, with respect to any period,

[REDACTED]

--

Brett Banks  
Capital Investment Officer/Project Executive

U.S. General Services Administration  
Office of Portfolio Management  
Capital Planning Division  
[301 7th Street, SW, Room 7600](#)  
[Washington, DC 20407](#)  
(Cell)

--

**Daniel W. Mathews**  
**Commissioner**  
**Public Buildings Service**  
**General Services Administration**

202-501-1100

--

Brett Banks

Capital Investment Officer/Project Executive

U.S. General Services Administration  
Office of Portfolio Management  
Capital Planning Division  
301 7th Street, SW, Room 7600  
Washington, DC 20407  
[REDACTED] (Cell)

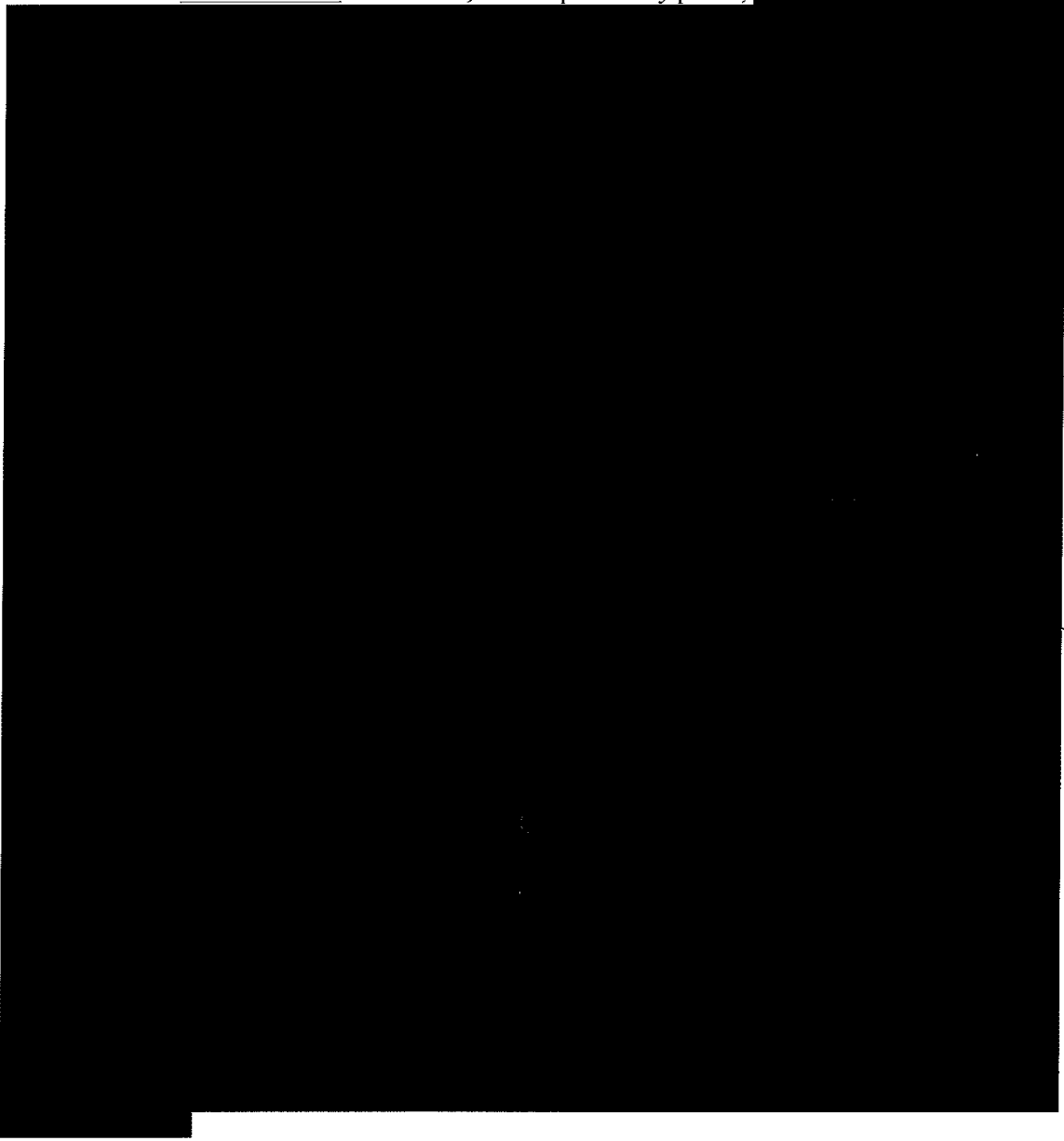
--

Brett Banks

Capital Investment Officer/Project Executive

U.S. General Services Administration  
Office of Portfolio Management  
Capital Planning Division  
301 7th Street, SW, Room 7600  
Washington, DC 20407  
[REDACTED] (Cell)

"Gross Revenues" shall mean, with respect to any period, [REDACTED]



"Guaranties" shall have the meaning ascribed thereto in Section 36.1.

"Guarantor" shall mean [REDACTED]. So long as prior to execution of this Lease, [REDACTED] shall execute and deliver the [REDACTED] in the form of Schedule I, [REDACTED] is hereby approved by Landlord as Guarantor.

**From:** Deshawn Butler - H2B-C <deshawn.butler@gsa.gov >  
Michael Attachi - 1QFA <michael.attachi@gsa.gov >, Matt Bailey <matthew.bailey@gsa.gov >, Chaun Benjamin - 10PR <Chaun.Benjamin@gsa.gov >, Michael Copeland - 6A <michael.copeland@gsa.gov >, Donna Garland - Z <donna.garland@gsa.gov >, Darren Gomez - 2P <darren.gomez@gsa.gov >, Jackie Gordon - D <jacqueline.gordon@gsa.gov >, "Yolonda Jones (2A)" <yolonda.jones@gsa.gov >, Jeff Lau - 2Q <jeffrey.lau@gsa.gov >, Erin Mewhirter - S <erin.mewhirter@gsa.gov >, Joe Nickerson - 1Q <joe.nickerson@gsa.gov >, "Nancy O'Connell - LD1" <nancy.oconnell@gsa.gov >, Karen Poole - E <karen.poole@gsa.gov >, Judith Zawatsky - QV0DB <judith.zawatsky@gsa.gov >, "Diane Neal (6A)" <diane.neal@gsa.gov >, "Glenn Rotondo (1P)" <glenn.rotondo@gsa.gov >, LeShonne Smith - L <leshonne.smith@gsa.gov >, Brian Stern Stern - 4A <brian.stern@gsa.gov >, Erik Dorman - BCA <erik.dorman@gsa.gov >, David Frye - M1V1A <david.frye@gsa.gov >, ES-AM <es-am@gsa.gov >, Vanessa Ros - ID <vanessa.ros@gsa.gov >, Libby Baumann - 3P <libby.baumann@gsa.gov >, Maureen Steward - 3P1 <maureen.steward@gsa.gov >, Francena Riccio - 3P1 <fran.riccio@gsa.gov >, "Maggie Dugan (PMBB)" <maggie.artigliere@gsa.gov >, Theresa Ottery - QAS <theresa.ottery@gsa.gov >, Mary Thomas <mary.thomas@gsa.gov >, Daniel Mathews - PBS <daniel.mathews@gsa.gov >, Allison Azevedo <allison.azevedo@gsa.gov >, Scott Anderson - WA <scott.anderson@gsa.gov >  
**To:**  
**Subject:** Executive Secretariat - Weekly Administrator Report - January 22, 2020  
**Date:** Wed, 22 Jan 2020 15:44:42 -0500  
**Message-ID:** <CA+iTvFJAuBPmfD0m-1eSKxVw44-sxxECjJ3n1CisjmL1kVD4tA@mail.gmail.com >  
**Attachments:** Executive Secretariat - Weekly Administrator Report - January 22, 2020.xlsx

Good evening,

Attached is the Weekly Administrator Report that identifies Administrator and Deputy Administrator controls due in the next 2 weeks, in external review, or on hold.

Please let Molly Thomas or me know if you have questions or need additional/other information. Thank you.



U.S. General Services Administration

**Deshawn Butler**  
Executive Secretariat  
Office of Administrative Services  
1800 F Street  
Washington, D.C.  
Mobile: [REDACTED]  
[executive-secretariat@gsa.gov](mailto:executive-secretariat@gsa.gov)  
[CDT Tip Sheets](#)

## Executive Secretariat - Weekly Administrator Report - January 22, 2020

Row #	Document ID	Date Received/Started	Requested Due Date - Signer	Requested Due Date - External Delivery 1
<b>Control Stage: Critical Items Control Stage: Critical Items Control Stage: Critical Items</b>				
1	CC042599	12/19/2019	1/21/2020	1/22/2020
2	CC042652	1/9/2020	1/22/2020	-
3	CC042653	1/9/2020	1/31/2020	-
4	CC042659	1/9/2020	2/14/2020	
5	CC042642	1/7/2020	2/11/2020	
6	CC042598	12/18/2019	1/23/2020	-
<b>Control Stage: Critical Items (Deputy Administrator)Control Stage: Critical Items (Deputy Administrator)</b>				
7	CC042504	11/25/2019	12/11/2019	-
8	CC042522	12/5/2019	12/12/2019	-
9	CC042523	12/5/2019	12/5/2019	-
10	CC042542	12/5/2019	12/19/2019	-
11	CC042544	12/5/2019	12/19/2019	-
12	CC042545	12/5/2019	12/19/2019	-

13	CC042546	12/5/2019	12/19/2019	-
14	CC042547	12/5/2019	12/19/2019	-
15	CC042548	12/5/2019	12/19/2019	-
16	CC042511	11/25/2019	12/11/2019	-
17	CC042625	12/23/2019	1/10/2020	-
18	CC042665	1/10/2020	1/17/2020	-
19	CC042692	1/16/2020	1/23/2020	-
20	CC042410	10/25/2019	11/7/2019	-
21	CC042411	10/24/2019	11/7/2019	-
<b>Control Stage: In Process/Active Control Stage: In Process/Active</b>				
22	CC039435	10/1/2018	11/15/2018	-
23	CC042290	9/27/2019	10/25/2019	-
24	CC042576	12/12/2019	2/4/2020	2/10/2020
25	CC042577	12/13/2019	2/3/2020	2/11/2020
26	CC042580	12/13/2019	2/3/2020	2/11/2020
27	CC042591	12/17/2019	1/21/2020	-
28	CC042611	12/20/2019	1/10/2020	2/3/2020
29	CC042703	1/21/2020	1/21/2020	-

30	CC042463	11/18/2019	12/23/2019	-
31	CC041911	7/29/2019	9/10/2019	-
32	CC042694	1/16/2020	1/31/2020	-
33	CC042696	1/17/2020	2/4/2020	-

Summary	Document Type	Stage	Current Location
ems			
	GAO Draft Response	Awaiting Signature	Office of the Administrator
	Budget	Awaiting Signature	Office of the Administrator
	Budget	Awaiting Signature	Office of the Administrator
	Delegation	Awaiting Signature	Office of the Administrator
	Delegation	Awaiting Signature	Office of the Administrator
	Other	Awaiting Signature	Office of the Administrator
Deputy Administrator)Control Stage: Critical Items (Deputy Administrator)			
	Forms	Awaiting Signature	Office of the Deputy Administrator
	Forms	Awaiting Signature	Office of the Deputy Administrator
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_____	Forms	Awaiting Signature	Office of the Deputy Administrator
	Directive	Directives Clearance	Simultaneous Agency Clearance
_____	Order	Initiated	OGC
_____	GAO Final Response	Concurrence	OAS
_____	GAO Final Response	Concurrence	Simultaneous Agency Clearance
_____	GAO Final Response	Initiated	OAS
_____	Lease Prospectus	Concurrence	OCIA
_____	Annual Report	Initiated	Simultaneous Agency Clearance
_____	Other	Concurrence	OGC

	Other	Concurrence	OCIA
	Directive	Directives Clearance	OGC
L			
	Lease Prospectus	Concurrence	PBS
	Lease Prospectus	Concurrence	Simultaneous Agency Clearance
L			

<u>Current Location</u> <u>Start Date</u>	<u>Originating</u> <u>Service/Staff Office</u>	<u>Upcoming</u> <u>Concurrences</u>
1/17/2020	OMA	
1/15/2020	CFO	
1/15/2020	CFO	
1/17/2020	PBS	
1/17/2020	PBS	
1/21/2020	FAS	
A		
11/26/2019	FAS	
12/18/2019	FAS	
12/18/2019	FAS	
12/18/2019	FAS	
12/18/2019	FAS	
12/18/2019	FAS	

12/18/2019	FAS	
12/18/2019	FAS	
12/18/2019	FAS	
12/18/2019	FAS	
12/27/2019	PBS	
1/10/2020	CIO	
1/21/2020	PBS	
11/1/2019	CIO	
11/1/2019	CIO	
12/5/2019	OMA	
1/2/2020	OHRM	OGC, A
1/21/2020	FAS	OGC, A
1/22/2020	PBS	OAS, OGC, A
12/13/2019	Office of the Administrator	OCIA, OGC, A
1/13/2020	PBS	FAS, OGC, A
1/22/2020	OAS	OCIA, OGC, A
1/22/2020	FAS	PBS, OSC, OCIA, OGC, A
		OGC, A

12/18/2019	OGP	
		OCIA, OGC, A
1/21/2020	OMA	
		OGC, A
1/22/2020	PBS	
		PBS, OGC, A
1/17/2020	PBS	OAS, PBS, OGC, A

<u>Row #</u>	<u>Document ID</u>	<u>Date Received/Started</u>	<u>Requested Due Date - Signer</u>	<u>Requested Due Date - External Delivery 1</u>
<b>Control Stage: In Process/External Review Control Stage: In Process/External Review</b>				
1	CC040482	3/13/2019	4/17/2019	-
2	CC040483	3/13/2019	4/17/2019	-
3	CC040650	4/19/2019	5/15/2019	-
4	CC040282	2/4/2019	2/15/2019	-
5	CC040452	3/8/2019	4/11/2019	-
6	CC039480	10/10/2018	10/30/2018	10/31/2018
7	CC039856	11/13/2018	12/5/2018	-
8	CC039954	11/20/2018	12/10/2018	-
9	CC040000	11/28/2018	1/4/2019	-
10	CC041990	8/12/2019	9/13/2019	-
11	CC042210	9/12/2019	10/16/2019	-
12	CC042240	9/18/2019	10/23/2019	-
13	CC042241	9/18/2019	10/23/2019	-
14	CC042242	9/18/2019	10/23/2019	-
15	CC040907	5/30/2019	7/3/2019	-
16	CC041451	6/13/2019	7/18/2019	-
17	CC041480	6/20/2019	6/20/2019	7/25/2019

18	CC042536	12/10/2019	12/23/2019	-
19	CC042434	11/12/2019	12/17/2019	-
20	CC038838	6/20/2018	6/25/2018	-
21	CC037894	12/8/2017	1/5/2018	-
22	CC037133	6/28/2017	8/2/2017	-
<b>Control Stage: In Process/Hold</b>				
23	CC040426	3/5/2019	4/8/2019	-
24	CC042305	10/2/2019	11/6/2019	-
25	CC038739	5/30/2018	6/29/2018	-
26	CC040514	3/21/2019	5/3/2019	-
27	CC034677	9/30/2016	11/2/2016	-

Summary	Document Type	Stage	Current Location
ew			
	Lease Prospectus	External Review	OMB
	Lease Prospectus	External Review	OMB
	Lease Prospectus	External Review	OMB
	Lease Prospectus	External Review	OMB
	Lease Prospectus	External Review	---
	Annual Report	External Review	OMB
	Prospectus Threshold	External Review	OMB
	Prospectus Threshold	External Review	OMB
	Lease Prospectus	External Review	OMB
	Budget	External Review	OMB
	Budget	External Review	OMB
	Lease Prospectus	External Review	OMB
	Lease Prospectus	External Review	OMB
	Lease Prospectus	External Review	OMB
	Spend Plan	External Review	---
	Other	External Review	OMB
	Budget	External Review	OMB

		Annual Report	External Review	---
		Reprogramming	External Review	---
		Prospectus Threshold	External Review	OMB
		Letter	External Review	---
		Letter	External Review	OMB
		Other	Hold	---
		Letter	Hold	---
		Delegation	Hold	---
		Directive	Hold	---
		Other	Hold	MA - OGP Office of Asset and Transportation Management

<u>Current Location</u>	<u>Start Date</u>	<u>Originating Service/Staff Office</u>	<u>Upcoming Concurrences</u>
	11/7/2019	P - Public Buildings Service	
	11/7/2019	P - Public Buildings Service	
	11/7/2019	P - Public Buildings Service	
	11/7/2019	P - Public Buildings Service	
	11/7/2019	P - Public Buildings Service	
	12/13/2018	I - Office of the GSA IT	
	11/7/2019	P - Public Buildings Service	
	11/7/2019	P - Public Buildings Service	
	11/7/2019	P - Public Buildings Service	
	11/7/2019	P - Public Buildings Service	
	11/7/2019	P - Public Buildings Service	
	11/7/2019	P - Public Buildings Service	
	11/7/2019	P - Public Buildings Service	
	11/7/2019	P - Public Buildings Service	
	11/7/2019	P - Public Buildings Service	
	11/7/2019	P - Public Buildings Service	
	11/7/2019	P - Public Buildings Service	
	11/7/2019	P - Public Buildings Service	

1/22/2020	M - Office of Governmentwide Policy
12/17/2019	P - Public Buildings Service
11/7/2019	P - Public Buildings Service
11/7/2019	P - Public Buildings Service
11/7/2019	P - Public Buildings Service
6/11/2019	C - Office of Human Resources Management
11/20/2019	S - Office of Congressional & Intergovernmental Affairs
11/7/2019	P - Public Buildings Service
10/1/2019	D - Office of Mission Assurance
11/14/2016	M - Office of Governmentwide Policy

**From:** Bisnow Washington DC <newsletter@news.bisnow.com >  
**To:** scott.anderson@gsa.gov  
**Subject:** Presented By EagleBank: 15 Things You Need To Know (Washington DC)  
**Date:** Thu, 16 Apr 2020 06:57:25 -0500 (CDT)  
**Message-ID:** <1174243402.-1159185069.1587038245557.JavaMail.mktmail@abmas03.marketo.org >





## Airbnb Raises Another \$1B In Debt

Short-term rental giant Airbnb has raised \$1B more in debt as the travel industry continues reeling from an ongoing demand shock. A week after raising a separate \$1B, the San Francisco-based home-sharing company said Tuesday it has secured another \$1B from institutional investors in a syndicated term loan.

[Read More...](#)

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Ward 8 Apartments Where Renters Went On Strike  
Bought Out Of Bankruptcy For \$59M

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Walter Reed Development Team Closes Deal For Next Phase, Plans May Groundbreaking

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These Real Estate And Construction Execs Will Advise Trump On Reopening The Economy

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Workers Won't Return To The Same Office Space They Left

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Accountants, Appraisers, Attorneys Sued Over Alleged Tax Credit Fraud Scheme

---

Trump Hotel Files Layoff Notices For D.C. Property

---

Almost 1,800 Units Next To Union Market: New Designs For JBG Smith's Plans At Gallaudet

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[SelectLeaders Real Estate Job Network Acquired By Bisnow](#)

---

Business Shutdowns Around D.C. Extended Into May

---

Regulators Will Allow Banks To Delay Appraisals On Real Estate Deals

---

How To Be A Great Place To Work During A Pandemic

CohnReznick: How Real Estate Can Weather The Current Economic Storm

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Living On Credit: Rent Payments By Card Rise 30%

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JBG Smith CEO Matt Kelly On How The Crisis Affects HQ2, Coworking And Its Capital Markets Strategy

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Pier 1 Imports May Shut Down 90% Of Its Stores

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For CRE Brokers, Virtual Tours Are Not A Panacea

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123 William St, Suite 1505, New York NY 10038  
Brief Approval Code: 37872

**From:** Allison Azevedo - PR <allison.azevedo@gsa.gov >  
**To:** Stuart Burns - PT <johns.burns@gsa.gov >  
**CC:** "Darren Blue (D)" <darren.blue@gsa.gov>, Brett Banks - WPT <brett.banks@gsa.gov>, Daniel Mathews - P <daniel.mathews@gsa.gov>, Jeff Post - A <jeffrey.post@gsa.gov>, Andrew Blaylock - S <andrew.blaylock@gsa.gov>, Kevin Ortiz - S <kevin.ortiz@gsa.gov>, Rebecca Pselos - S <rebecca.pselos@gsa.gov>, David Frye - M1 <david.frye@gsa.gov>  
**Subject:** PBS POC: T&I QFRs  
**Date:** Fri, 28 Feb 2020 17:09:27 -0500  
**Message-ID:** <CAE0aBNxGC2HQuNVp\_ZVTwAn+ 11XQhVL9FM+4cLf+CjYawzcMMg@mail.gmail.com >  
**Attachments:** 2020-02-28 LTR to GSA Admin. Murphy re QFR.pdf

Stuart- Please see below. Please participate in the meeting for PBS.

I'm looping in Darren and Brett as NCR will be responsible for providing input on several of the responses.

Thank you! -Allison



Allison H. Azevedo | Acting Deputy Commissioner  
Public Buildings Service  
t: (202) 501-1100 | [allison.azevedo@gsa.gov](mailto:allison.azevedo@gsa.gov) | [www.gsa.gov](http://www.gsa.gov)

----- Forwarded message -----

From: **Jeff Post - S** <[jeffrey.post@gsa.gov](mailto:jeffrey.post@gsa.gov)>  
Date: Fri, Feb 28, 2020 at 4:55 PM  
Subject: T&I QFRs - PBS POC  
To: Allison Azevedo <[allison.azevedo@gsa.gov](mailto:allison.azevedo@gsa.gov)>  
Cc: Kevin Ortiz - S <[kevin.ortiz@gsa.gov](mailto:kevin.ortiz@gsa.gov)>, Rebecca Pselos - S <[rebecca.pselos@gsa.gov](mailto:rebecca.pselos@gsa.gov)>, Andrew Blaylock - S <[andrew.blaylock@gsa.gov](mailto:andrew.blaylock@gsa.gov)>, Daniel Mathews - P <[daniel.mathews@gsa.gov](mailto:daniel.mathews@gsa.gov)>

Hi Allison,

Attached are Emily's T&I QFRs, could you help us identify who from PBS should be in a senior level meeting with OGC and OCIA to determine how we will respond to these (i.e. which office will draft for each question and who has the relevant knowledge)?

Could you share by COB Monday so we could get a meeting set up next week?

Thanks,

Jeff

--

Jeffrey A. Post



Associate Administrator

Office of Congressional and Intergovernmental Affairs

U.S. General Services Administration

phone: 202.600.0641 | email: [jeffrey.post@gsa.gov](mailto:jeffrey.post@gsa.gov)



**Committee on Transportation and Infrastructure**  
**U.S. House of Representatives**

**Washington, DC 20515**

**Peter A. DeFazio**  
**Chairman**

**Sam Graves, MO**  
**Ranking Member**

Katherine W. Dedrick, Staff Director

Paul J. Sass, Republican Staff Director

February 28, 2020

The Honorable Emily Murphy  
Administrator  
General Services Administration  
1800 F Street, NW  
Washington, DC 20405

Dear Administrator Murphy:

Thank you again for appearing before the House Subcommittee on Economic Development, Public Buildings, and Emergency Management at our January 28<sup>th</sup> hearing on "GSA Outleases and the Trump Old Post Office Hotel." Both Members and staff of the Subcommittee found your testimony compelling and insightful. We greatly appreciate your willingness to testify and provide thoughtful answers to our questions.

Attached are several questions to answer for the hearing record. The Subcommittee requests your written response to the questions no later than Friday, March 13<sup>th</sup> so that they may be included in the record.

If you have any questions, please contact Lauren Dudley of the Committee on Transportation and Infrastructure at [REDACTED] or [REDACTED]

Sincerely,

[REDACTED]  
PETER A. DeFAZIO  
Chair

SUBCOMMITTEE ON ECONOMIC DEVELOPMENT, PUBLIC BUILDINGS, AND EMERGENCY  
MANAGEMENT HEARING  
“GSA OUTLEASES AND THE TRUMP OLD POST OFFICE HOTEL”  
JANUARY 28, 2020

Questions for the Record Submitted by Chair DeFazio and Subcommittee Chair Titus

**Selling the Outlease:**

1. If the lease for the Trump International Hotel Washington DC remains with the Trump Organization and Donald J. Trump is not re-elected as President, then the Trump Organization could potentially end up with an underperforming asset. What does GSA do when the owner of an outlease with GSA cannot meet the terms of the outlease? Is there a standard policy or contingency plan?
2. What responsibilities remain with the Trump Organization if the lease is sold?
3. Please explain how much money taxpayers will receive if the Trump International Hotel Washington DC outlease is sold for \$500 million and how the money received by GSA is calculated?
4. If the purchaser of the lease is an LLC -- how will GSA know if that's just a front for a Russian oligarch, or a terrorist organization? What specific steps would GSA take to identify *all* of the LLC owners and anyone or any entity that has any financial stake in the LLC? If it turns out a potential buyer is, in fact, tied to a foreign entity or government who is attempting to purchase the hotel lease, will GSA notify Congress about that before allowing the sale to be completed?

**Security:**

1. Is GSA engaging with the FBI, Department of Justice or the Secret Service in regard to the potential sale of the lease given the fact that the Trump International Hotel Washington DC is next to the Department of Justice and across the street from the FBI headquarters, since depending on the ownership of the lease it could pose a national security threat to these agencies?
2. The Department of Homeland Security has developed standards and policies for security in and protection of government-owned buildings. The Old Post Office Building seems to be particularly vulnerable from a security perspective—both as a potential target and as a platform for breaching the electronic or physical security of nearby high-security buildings such as the FBI headquarters building. Did GSA or any other Federal entity assess the security risks presented by the Old Post Office building and its outlease to the Trump Organization prior to the signing of the lease in 2013? If so, what countermeasures were identified to mitigate these risks? To what extent are these countermeasures being implemented?

3. Chapter 17 of GSA's Leasing Desk Guide lists requirements for security agency buy-ins for leased space. The Trump International Hotel Washington DC lease does not include any security requirements. Should outleases have security requirements? Especially when the buildings are in sensitive areas?
4. GSA's contract with the Trump Organization does not expressly define actions that the Trump Organization is required to take to promote the security and protection of the Old Post Office building. This seems to be an important omission. What will you do to make clear the lessee's security responsibilities both in the case of the Trump International Hotel Washington DC outlease and in future outleases that GSA executes?

**Outleasing Policy:**

1. Multiple layers of rules and regulations direct GSA's acquisition of goods, services and leased space. The Federal Acquisitions Regulations (FAR) is more than 1,000 pages long, GSA's Acquisitions Manual (the GSAR) is almost 500 pages long and GSA's Leasing Desk Guide – 22 chapters and eight appendices – is almost 900 pages long. Do the FAR, GSAR or the Leasing Desk Guide apply to GSA outleases? If not, what aspects of these regulations and guidance should be applied to outleases? What steps do you plan to take to establish guidance for outleases that you determine is currently lacking?
2. GSA's brokers and Lease Contracting Officers use a standard lease form, correct? Why is there no standard outlease form?
3. GSA's standard form for Leasing Contract Officers requires that no person holding a federally elected office may directly or indirectly participate or benefit from the lease. However, the form only applies to leases. Why is that provision not included in outleases?

**Question for the Record Submitted by Congresswoman Eleanor Holmes Norton**

What is the rationale for moving Pretrial Services Agency (PSA), the Court Services and Offender Supervision Agency (CSOSA), and the Public Defender Service (PDS) more than a mile from DC Superior Court and the DC Court of Appeals when the US Attorneys Office was recently moved only four blocks away?

**Questions for the Record Submitted by Congressman Steve Cohen**

1. Please provide a copy of the Tariff Building/Hotel Monaco outlease and any amendments to the lease.
2. Please provide the text of any confidentiality clauses included in the Tariff Building/Hotel Monaco outlease.
3. How many GSA outleases include a confidentiality clause?
4. What is the reasoning behind including a confidentiality clause for the Tariff Building/Hotel Monaco?
5. When did the GSA contracting officer submit a request to the tenant for its consent to release the unredacted copy of the Tariff Building/Hotel Monaco lease to the Committee?
6. Has the tenant responded to the GSA contracting officer's request? If yes, please provide a copy of the tenant's response.

From: "[REDACTED]"  
To: Shauna Carter - WPM1 <shauna.carter@gsa.gov >  
CC: Darren Blue <darren.blue@gsa.gov >  
Subject: RE: FW: (U) Demonstration Report for January 14 2021  
Date: Thu, 14 Jan 2021 17:07:39 +0000  
Message-ID: <DM8PR09MB6293D3BE9016E67048AD3B81F8A80@DM8PR09MB6293.namprd09.prod.outlook.com >

Understood, let me know if there is anything we can do to assist. The building will still be filled with LE as a staging point. I am running down information that the national mall area will be available to foot traffic and no clear guidance on whether checkpoints will be established to clear personnel. More to come.

Thanks,  
[REDACTED]

[REDACTED]  
Regional Director, Region 11  
Federal Protective Service  
U.S. Department of Homeland Security  
Office: 202.657.0807  
Cell: [REDACTED]  
[REDACTED]



---

**From:** Shauna Carter - WPM1 <shauna.carter@gsa.gov >  
**Sent:** Thursday, January 14, 2021 11:58 AM  
**To:** [REDACTED]  
**Cc:** Darren Blue <darren.blue@gsa.gov >  
**Subject:** Re: FW: (U) Demonstration Report for January 14 2021

**CAUTION:** This email originated from outside of DHS. DO NOT click links or open attachments unless you recognize and/or trust the sender. Contact [ICE SOCS PAM](#) with questions or concerns.

[REDACTED] received. Thank you for sharing.

Also, I was just alerted by our PIC support team that USSS is making the request that our buildings in zones 9 and 10 (Federal Triangle) be closed on Inauguration Day and no federal employees on site, if possible. We are taking action to communicate with our customers to see what is feasible.

--

Shauna M. Carter, FMP  
Acting Director, Office of Facilities Management  
U.S. General Services Administration  
Public Buildings Service  
National Capital Region  
202-302-2140

On Thu, Jan 14, 2021 at 11:47 AM [REDACTED] > wrote:

Darren,

This is the latest update R11 has received.

Attached is the Demonstration Report for January 14, 2021. This report contains active and inactive or reports.

*Listed Below are the protest that have been canceled or withdrawn from our sources as of today's date.*

**Thursday, January 14, thru Monday, January 18, 2021:**

- **Eighty Percent Coalition** ([REDACTED] – 01/14/2021 – 01/18/2021 **(This permit application has been withdrawn by the organizer)**

- **Time:** 0800 – 1600 hours
- **Location:** Freedom Plaza, Ellipse, Lincoln Memorial
- **Purpose:** First Amendment Rally
- **Participants:** Unknown
- **Source:** National Park Service

**Saturday, January 16, 2021:**

- **News Time Live** – 01/16/2021 **(No Longer Posted on Social Media)**

- **Time:** 0600 hours
- **Location:** Sylvan Theater, Washington Monument grounds
- **Purpose:** Stand by Trump, Protest Impeachment of President Trump
- **Participants:** (0) committed / (6) interested
- Source:** <https://www.facebook.com/events/543714713254797/>

**Sunday, January 17, 2021:**

- **Refuse to be Silenced – Nationwide 1A and 2A Rally** – 1/17/2021 **(This event is no longer listed on social media)**

- **Time:** 1200 hours
- **Location:** Washington Monument to the White House
- **Purpose:** Advocate for 1<sup>st</sup> and 2<sup>nd</sup> Amendment Rights
- **Participants:** (4) committed / (7) interested

Source: <https://www.facebook.com/events/392128442094798>

**Monday, January 18, and Friday, January 22, 2021:**

- **Latinos for Trump El Paso Caravan to DC** [REDACTED] – 1/18/2021 – 01/22/2021 **(No Longer Posted on Social Media)**

- **Time:** Daily
- **Location:** Washington, DC
- **Purpose:** Car caravan from El Paso, Texas to Washington, DC to support President Trump
- **Participants:** (6) committed / (41) interested
- **Source:** <https://www.facebook.com/events/688047161901303/>

**Tuesday, January 19, 2021:**

- **Freedom March for Trump** – 1/19/2021 **(No Longer Posted on Social Media)**

- **Time:** 0800 hours
- **Location:** Washington Monument
- **Purpose:** Freedom march for Trump
- **Participants:** (24) committed / (80) interested
- **Source:** <https://www.facebook.com/events/2788307491458381/>

- **#Disrupt J20 (No Justice, No Pride)** – 1/20/2021 **(This event is no longer listed on social media)**

- **Time:** 0900 hours
- **Location:** TBD
- **Purpose:** First Amendment demonstration
- **Participants:** (30) committed / (159) interested
- **Source:** <https://www.facebook.com/events/583495772257162/>

- **Raid Congress** ([REDACTED]) – 01/20/2021 **(No Longer Posted on Social Media)**

- **Time:** 0900 hours
- **Location:** U.S. Capitol Building
- **Purpose:** Protest to take back the U.S. government
- **Participants:** (3) committed / (14) interested
- **Source:** <https://www.facebook.com/events/430633161450235>

- **Yellow Vest Protest** ([REDACTED]) – 01/20/2021 **(Canceled)**

- **Time:** 1100 hours
- **Location:** U.S. Capitol
- **Purpose:** Protest to demand survival (stimulus) checks and Medicare for all
- **Participants:** (51) committed / (245) interested
- Source:** <https://www.facebook.com/events/470566583919754/>

- **Million MAGA March, March for Trump, Stop the Steal (NJ Patriots)– 01/20/2021**

**(No longer posted on Social Media)**

- **Time:** 1200 hours
- **Location:** Washington, DC
- **Purpose:** Million MAGA March, March for Trump, Stop the Steal
- **Participants:** (897) committed / (2,300) interested
- **Source:** <https://www.facebook.com/events/1741872459317880/>

- **Yugest Trump Parade of All (45 exclamation points)! – 01/20/2021 (Canceled)**

- **Time:** 1200 to 1500 hours
- **Location:** Freedom Plaza
- **Purpose:** Celebration for President Trump
- **Participants:** (43) committed / (302) interested
- **Source:** <https://www.facebook.com/events/367820870968982/>

- **Celebrate President Trump’s 2021 Inauguration – 01/20/2021 (This event is no longer listed on social media)**

- **Time:** 1200 hours
- **Location:** TBD
- **Purpose:** A celebration of President Trump’s 2021 Inauguration
- **Participants:** (76) committed / (311) interested
- **Source:** <https://www.facebook.com/events/404933127309475/>

- **Storm the Inauguration ( [REDACTED] ) – 01/20/2021 (No longer listed on social media)**

- **Time:** 1300 hours
- **Location:** U.S. Capitol
- **Purpose:** Storm the inauguration. They can’t stop us all
- **Participants:** (1) committed / (0) interested
- **Source:** <https://www.facebook.com/events/247592676848091>

- **Trump Supporter Inaugural ( [REDACTED] ) – 01/20/2021 (Canceled)**

- **Time:** 1500 hours
- **Location:** U.S. Capitol
- **Purpose:** Protest to protest the inauguration of Joe Biden
- **Participants:** (39) committed / (181) interested
- **Source:** <https://www.facebook.com/events/2869405219960826/>

- **Women for America First – 01/23/2021 (This permit application has been withdrawn by organizer)**

-

- **Time:** 1200 to 1700 hours
- **Location:** Freedom Plaza, Lincoln Memorial
- **Purpose:** First Amendment rally to support President Trump
- **Participants:** (5,000) listed on permit application
- **Source:** National Park Service

*Highlighted below are Demonstrations currently active and of High Visibility:*

**Friday, January 15, thru Sunday, January 24, 2021:**

· **DC Action Lab – 1/15/2021 – 01/24/2021**

- **Time:** Daily
- **Location:** Columbus Circle, Freedom Plaza, Farragut Square, McPherson Square, Lincoln Memorial, National Mall, between 3<sup>rd</sup> and 14<sup>th</sup> streets, Washington Monument grounds, JFK Hockey Fields, Constitution Gardens, Hains Point, MLK Memorial, Franklin Square, Lafayette Park, White House, and Meridian Hill
- **Purpose:** Freedom of Speech Demonstration Against the Inauguration
- **Participants:** (5,000) listed on permit application
- **Source:** National Park Service

**Saturday, January 16, and Thursday, January 21, 2021:**

· **ANSWER Coalition – 1/16/2021 – 01/21/2021**

- **Time:** Daily
- **Location:** John Marshall Park, Trump Hotel, Lafayette Park, Navy Memorial, Freedom Plaza, Ellipse, Washington Monument grounds
- **Purpose:** Urgent action to save the environment, end war and prioritize peoples' needs.
- **Participants:** (Unknown) listed on permit application
- **Source:** National Park Service

**Monday, January 18, and Tuesday, January 19, 2021:**

· **New Federal State of China – 1/18/2021 – 01/19/2021**

- **Time:** Daily
- **Location:** Washington Monument, Freedom Plaza, Lafayette Park
- **Purpose:** Support and Celebrate the Presidential Inauguration
- **Participants:** (500) listed on permit application
- **Source:** National Park Service

**Monday, January 18, and Wednesday, January 20, 2021:**

· **Let America Hear Us, Roar for Trump – 1/18/2021 – 01/20/2021**

- **Time:** Daily
- **Location:** Lafayette Park, Freedom Plaza, Franklin Square, McPherson Square, Farragut Square, John Marshall Park, Rollins Park, and Bolivar Park
- **Purpose:** Inauguration Day to Support Trump

- **Participants:** (300) listed on permit application
- **Source:** National Park Service

**Monday, January 18, and Thursday, January 21, 2021:**

- **PIC 2021 Inc.** – 1/18/2021 – 01/21/2021

- **Time:** Daily
- **Location:** MLK Memorial
- **Purpose:** Part of the Biden-Harris Inauguration Celebration
- **Participants:** (150) listed on permit application
- **Source:** National Park Service

**Wednesday, January 20, 2021:**

- **Oppose the Million Militia March** ([REDACTED]) – 01/20/2021

- **Time:** TBD
- **Location:** Washington, DC
- **Purpose:** Rally to oppose the Million Militia March
- **Participants:** Unknown
- **Source:** <https://twitter.com/DLamontJenkins/status/1333844265315803137/photo/1>

- **70 Million Man March to Stop the Biden Inauguration** ([REDACTED]) – 01/20/2021

- **Time:** 0500 hours
- **Location:** Washington, DC
- **Purpose:** Million Man March to show support for President Trump
- **Participants:** (59) committed / (491) interested
- **Source:** <https://www.facebook.com/events/1088827574883065/>

- **Reform America dba Created Equal** – 01/20/2021

- **Time:** 0530 to 1800 hours
- **Location:** Southwest corner of U.S. Navy Memorial, 701 Pennsylvania Avenue, NW
- **Purpose:** First Amendment pro-life display
- **Participants:** (20) listed on permit application
- **Source:** National Park Service

- **Backs on Biden** ([REDACTED]) – 01/20/2021

- **Time:** 0800 hours
- **Location:** U.S. Capitol Building
- **Purpose:** Protest to support Trump and turn their backs on Biden when he takes the podium
- **Participants:** (1) committed / (6) interested
- **Source:** <https://www.facebook.com/events/2807306246148394>

· **Inaguration Day March on DC (Conservative Hype House) – 01/20/2021**

- **Time:** 1000 hours
- **Location:** Washington, DC
- **Purpose:** Inauguration Day March on DC
- **Participants:** (7) committed / (16) interested
- **Source:** <https://www.facebook.com/events/201142451726732/>

· **Inauguration Day Protest/Rally ( [REDACTED] ) – 01/20/2021**

- **Time:** 1100 hours
- **Location:** U.S. Capitol
- **Purpose:** Inauguration Day Protest/ Rally
- **Participants:** (1) committed / (6) interested
- **Source:** <https://www.facebook.com/events/433279207846144/>

· **MAGADay – 01/20/2021**

- **Time:** 1159 hours
- **Location:** U.S. Capitol
- **Purpose:** MAGADay/Oppose Biden Inauguration
- **Participants:** (0) committed / (1) interested
- **Source:** <https://www.facebook.com/events/193628438965246/>

· **Black Lives Matter Minnesota/Communities United Against Police Brutality – 01/20/2021**

- **Time:** 1200 to 1500 hours
- **Location:** Black Lives Matter Plaza, NW
- **Purpose:** Inauguration Day Reparations & Police Accountability Day
- **Participants:** (37) committed / (180) interested
- **Source:** <https://www.facebook.com/events/672791106766870/>

**Thursday, January 21, 2021:**

· **2 Million Bikers 2 DC – 01/21/2021**

- **Time:** 0900 to 1200 hours
- **Location:** National Mall
- **Purpose:** Support President Trump
- **Participants:** (42) committed / (192) interested
- **Source:** <https://www.facebook.com/events/1702939843105133/>

· **Trump's Eviction Watch Party – 01/21/2021**

- **Time:** 0900 hours
- **Location:** White House
- **Purpose:** Trump's Eviction Watch Party
- **Participants:** (199) committed / (389) interested
-

- **Source:** <https://www.facebook.com/events/362339474872322/>

- **Black Pact – 01/21/2021**

- **Time:** 1000 to 1700 hours
- **Location:** Assemble at MLK Jr. Memorial for rally, then march to Lincoln Memorial
- **Purpose:** Draw awareness to systemic racism and police brutality
- **Participants:** (5,000) listed on permit application
- **Source:** National Park Service

**Saturday, January 23, 2021:**

- **National March For Black Lives (People Demand Action) – 01/23/2021**

- **Time:** 1200 to 1500 hours
- **Location:** Lincoln Memorial
- **Purpose:** March for Black Lives
- **Participants:** (28) committed / (192) interested
- **Source:** <https://www.facebook.com/events/836926233723471/>

- **March Against the Party of the Coastal Elites (██████████) – 01/23/2021**

- **Time:** 1100 to 1600 hours
- **Location:** Washington, DC
- **Purpose:** First Amendment event to support conservatives and Donald Trump
- **Participants:** (10) committed / (95) interested
- **Source:** <https://www.facebook.com/events/373079780646954>
- Event organizer also has submitted a permit through the National Park Service for 1,000,000 participants for the National Mall, Freedom Plaza, John Marshall Park

- **March for Life Educational and Defense Fund – 01/29/2021**

- **Time:** 0700 hours
- **Location:** Washington Monument and National Mall
- **Purpose:** March for Life
- **Participants:** (50,000) listed on permit application
- **Source:** National Park Service

- **March for Life – 01/29/2021**

- **Time:** 1100 to 1600 hours
- **Location:** National Mall
- **Purpose:** March for Life 2021
- **Participants:** (652) committed / (1,500) interested
- **Source:** <https://www.facebook.com/events/1002688566830861/>

**Sunday, January 31, 2021:**

· **They/Them Collective – 01/31/2021**

- **Time:** 1800 hours
- **Location:** Assemble at Dupont Circle and proceed to unknown locations
- **Purpose:** Free the People, Fight the Power, Suck the Police
- **Participants:** Unknown
- **Source:** [https://www.instagram.com/p/CJ4hWkjh459/?utm\\_source=ig\\_web\\_copy\\_link](https://www.instagram.com/p/CJ4hWkjh459/?utm_source=ig_web_copy_link)

**Monday, February 1, 2021:**

· **COVID Clemency Caravan to DC (Nation Inside) – 02/01/2021**

- **Time:** 1300 hours
- **Location:** U.S. Department of Justice (website lists 600 E Street NW which is incorrect)
- **Purpose:** Car caravan to DOJ, CDC, and UN to demand prisoners be granted clemency due to COVID-19
- **Participants:** (18) committed / (58) interested
- **Source:** <https://www.facebook.com/events/755579518645552/>

[REDACTED]

Senior Special Agent/ Regional Intelligence Agent  
Investigations Branch

Department of Homeland Security  
Federal Protective Service Region 11

Cell: [REDACTED]

Email: [REDACTED]

FEDERAL PROTECTIVE SERVICE

**FPS**



**From:** Bisnow Washington DC <newsletter@news.bisnow.com >  
**To:** scott.anderson@gsa.gov  
**Subject:** Presented By EagleBank: 15 Things You Need To Know (Washington DC)  
**Date:** Mon, 9 Mar 2020 06:59:16 -0500 (CDT)  
**Message-ID:** <1779308084.-1340236092.1583755156183.JavaMail.mktmail@abmas05.marketo.org >





## **A State Lawmaker Group Against Relocation Incentives Is Gaining Steam. So Are The Incentives**

Last year, legislators in five states introduced bills to limit the kind of cutthroat site-selection incentives illustrated by the Amazon HQ2 contest or the massive Foxconn subsidy in Wisconsin. So far in 2020, 13 such bills have been introduced in 13 states — and one has passed, in the Utah House of Representatives. The legislation, which would establish an agreement among states not to offer tax breaks to compete for each other's businesses, represents a rethinking of incentives, according to its sponsors.

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Sheila Johnson Reportedly Bidding On Trump Hotel In D.C.

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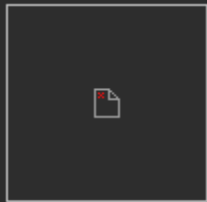
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March 11, 2020



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123 William St, Suite 1505, New York NY 10038  
Brief Approval Code: 36804

**From:** Bobbi Conde - H1EA <roberta.conde@gsa.gov >  
**To:** undisclosed-recipients;;  
**BCC:** scott.anderson@gsa.gov  
**Subject:** Executive Secretariat - Weekly Administrator Report - March 4, 2020  
**Date:** Wed, 4 Mar 2020 15:17:26 -0500  
**Message-ID:** <CAACY8=NOKW=92\_PNED9BXDTBFBDS=xcnhQ5ZAoNgmmazdVQZJw@mail.gmail.com >  
**Attachments:** Executive Secretariat - Weekly Administrator Report - March 4, 2020.xlsx

Good afternoon,

Attached is the Weekly Administrator Report that identifies Administrator and Deputy Administrator controls due in the next 2 weeks, in external review, or on hold.

Please let Molly Thomas or me know if you have any questions or need additional/other information. Thank you.



U.S. General Services Administration

Bobbi L. Conde

Office of Administrative Services

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Washington, DC 20405

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E-mail: [roberta.conde@gsa.gov](mailto:roberta.conde@gsa.gov)

[executive-secretariat@gsa.gov](mailto:executive-secretariat@gsa.gov)

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Executive Secretariat - Weekly Administrator Report - March 4, 2020

Row #	Document ID	Date Received / Started	Requested Due Date - Signer	Requested Due Date - External Delivery 1	Summary	Document Type	Stage	Current Location and Current Location Start Date	Originating Office	Upcoming Concurrences
Control Stage: Critical Items										
1	CC042703	1/21/2020	1/21/2020			Other	Awaiting Signature	Office of the Administrator 2/7/2020	FAS	Office of the Administrator
2	CC042717	1/23/2020	2/26/2020			Other	Awaiting Signature	Office of the Administrator 3/3/2020	OGP	Office of the Administrator
3	CC042735	1/28/2020	3/3/2020			Other	Awaiting Signature	Office of the Administrator 2/26/2020	OHRM	Office of the Administrator
4	CC042762	2/5/2020	2/12/2020			Spend Plan	Awaiting Signature	Office of the Administrator 2/26/2020	OCFO	Office of the Administrator
5	CC042786	2/10/2020	3/4/2020	3/6/2020		GAO Draft Response	Awaiting Signature	Office of the Administrator 3/4/2020	PBS	Office of the Administrator
6	CC041911	7/29/2019	9/10/2019			Directive	Awaiting Signature	Office of the Administrator 3/3/2020	OMA	Office of the Administrator
Control Stage: Critical Items (Deputy Administrator)Control Stage: Critical Items (Deputy Administrator)										
7	CC042522	12/5/2019	12/12/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 12/18/2019	FAS	Office of the Deputy Administrator
8	CC042504	11/25/2019	12/11/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 11/26/2019	FAS	Office of the Deputy Administrator
9	CC042523	12/5/2019	12/5/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 12/18/2019	FAS	Office of the Deputy Administrator
10	CC042542	12/5/2019	12/19/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 12/18/2019	FAS	Office of the Deputy Administrator
11	CC042544	12/5/2019	12/19/2019			Forms	Awaiting Signature	Office of the Deputy Administrator 12/18/2019	FAS	Office of the Deputy Administrator

Row #	Document ID	Date Received / Started	Requested Due Date - Signer	Requested Due Date - External Delivery 1	Summary	Document Type	Stage	Current Location and Current Location Start Date	Originating Office	Upcoming Concurrences
12	CC042545	12/5/2019	12/19/2019			Forms	Awaiting Signature	Office of the Deputy Administrator	FAS	Office of the Deputy Administrator
13	CC042546	12/5/2019	12/19/2019			Forms	Awaiting Signature	Office of the Deputy Administrator	FAS	Office of the Deputy Administrator
14	CC042547	12/5/2019	12/19/2019			Forms	Awaiting Signature	Office of the Deputy Administrator	FAS	Office of the Deputy Administrator
15	CC042548	12/5/2019	12/19/2019			Forms	Awaiting Signature	Office of the Deputy Administrator	FAS	Office of the Deputy Administrator
16	CC042625	12/23/2019	1/10/2020			Forms	Awaiting Signature	Office of the Deputy Administrator	PBS	Office of the Deputy Administrator
17	CC042665	1/10/2020	1/17/2020			Forms	Awaiting Signature	Office of the Deputy Administrator	GSAIT	Office of the Deputy Administrator
18	CC042410	10/25/2019	11/7/2019			Forms	Awaiting Signature	Office of Human Resources Services	GSAIT	Office of the Deputy Administrator
19	CC042411	10/24/2019	11/7/2019			Forms	Awaiting Signature	Office of the Deputy Administrator	GSAIT	Office of the Deputy Administrator
Control Stage: In Process/Active										
20	CC042580	12/13/2019	3/5/2020	3/11/2020		GAO Final Response	Concurrence	Office of Congressional and Intergovernmental Affairs	Office of the Administrator	OCIA, OGC, Administrator
21	CC042687	1/15/2020	2/20/2020			Other	Concurrence	Office of Executive Secretariat and Audit Management	GSAIT	FAS, Administrator
22	CC042722	1/24/2020	2/27/2020			Other Report	Revise	Office of the Deputy CIO	GSAIT	GSAIT, OGC, Administrator
23	CC042463	11/18/2019	12/23/2019			Other	Concurrence	Office of Congressional and Intergovernmental Affairs	OGP	OCIA, OGC, Administrator

Row #	Document ID	Date Received / Started	Requested Due Date - Signer	Requested Due Date - External Delivery 1	Summary	Document Type	Stage	Current Location and Current Location Start Date	Originating Office	Upcoming Concurrences
24	CC042791	2/12/2020	3/18/2020			Other	Concurrence	Simultaneous Agency Clearance 2/27/2020	OHRM	OCIA, Administrator
25	CC042798	2/13/2020	2/28/2020			Other	Concurrence	Office of Executive Secretariat and Audit Management 2/25/2020	FAS	FAS, Administrator
26	CC042508	11/29/2019	3/13/2020			Order	Initiated	Office of Human Resources Services 2/28/2020	FAS	OGC, Administrator
27	CC042751	1/31/2020	3/9/2020			Other	Concurrence	Office of General Counsel 2/28/2020	OGP	OGC, Administrator

Row #	Document ID	Date Received / Started	Requested Due Date - Signer	Requested Due Date - External Delivery 1	Summary	Document Type	Stage	Current Location and Current Location Start Date	Originating Office	Upcoming Concurrences

Row #	Document ID	Date Received / Started	Requested Due Date - Signer	Requested Due Date - External Delivery 1	Summary
<b>Control Stage: In Process/External Review Control Stage: In Process/External Review</b>					
1	CC038838	6/20/2018	6/25/2018		
2	CC040282	2/4/2019	2/15/2019		
3	CC039480	10/10/2018	10/30/2018	10/31/2018	
4	CC040000	11/28/2018	1/4/2019		
5	CC041990	8/12/2019	9/13/2019		
6	CC042210	9/12/2019	10/16/2019		
7	CC042240	9/18/2019	10/23/2019		
8	CC042241	9/18/2019	10/23/2019		
9	CC042242	9/18/2019	10/23/2019		
10	CC041451	6/13/2019	7/18/2019		

11	CC041480	6/20/2019	6/20/2019	7/25/2019	
12	CC042536	12/10/2019	12/23/2019		
13	CC042651	1/9/2020	2/13/2020		
14	CC042434	11/12/2019	12/17/2019		
15	CC037133	6/28/2017	8/2/2017		
16	CC037894	12/8/2017	1/5/2018		
<b>Control Stage: In Process/Hold</b>					
17	CC040514	3/21/2019	5/3/2019		
18	CC040426	3/5/2019	4/8/2019		
19	CC042305	10/2/2019	11/6/2019		
20	CC042598	12/18/2019	1/23/2020		
21	CC042637	1/3/2020	2/6/2020		
22	CC038739	5/30/2018	6/29/2018		

23	CC034677	9/30/2016	11/2/2016	
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Document Type	Stage	Current Location and Current Location Start Date		Originating Office
Prospectus Threshold	External Review	OMB	2/4/2020	PBS
Lease Prospectus	External Review	OMB	2/4/2020	PBS
Annual Report	External Review	OMB	12/13/2018	GSAIT
Lease Prospectus	External Review	OMB	2/4/2020	PBS
Budget	External Review	OMB	11/7/2019	PBS
Budget	External Review	OMB	2/4/2020	PBS
Lease Prospectus	External Review	OMB	2/4/2020	PBS
Lease Prospectus	External Review	OMB	2/4/2020	PBS
Lease Prospectus	External Review	OMB	2/4/2020	PBS
Other	External Review	OMB	2/4/2020	PBS

Budget	External Review	OMB	2/4/2020	PBS
Annual Report	External Review		1/22/2020	OGP
Other	External Review	OMB	2/27/2020	FAS
Reprogramming	External Review		2/4/2020	PBS
Letter	External Review	OMB	2/4/2020	PBS
Letter	External Review		11/7/2019	PBS
Directive	Hold		10/1/2019	OMA
Other	Hold		6/11/2019	OHRM
Letter	Hold		11/20/2019	OCIA
Other	Hold		3/4/2020	FAS
Letter	Hold		1/3/2020	OGP
Delegation	Hold		11/7/2019	PBS

Other	Hold	OGP Office of Asset and Transportation Management	11/14/2016	OGP
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**From:** Allison Azevedo - PD <allison.azevedo@gsa.gov >  
**To:** Jeff Post - A <jeffrey.post@gsa.gov >, Clifford Pearson - S <clifford.pearson@gsa.gov >, Brett Wallen - PRAC <brett.wall@gsa.gov >, Jeremiah Jones <jeremiah.l.jones@gmail.com >  
**CC:** Chris Stottmann - P <chris.stottmann@gsa.gov >, Andrew Heller - PM <andrew.heller@gsa.gov >, David Frye - PB <david.frye@gsa.gov >  
**Subject:** Fwd: Reinvesting in the American Workplace  
**Date:** Mon, 24 Aug 2020 19:36:35 -0400  
**Message-ID:** <CAE0aBNzZFd9\_L4SED=8n=g4eFbhEHhMOtZkN4wE97hQeuZ5t3A@mail.gmail.com >  
**Attachments:** Reinvesting\_in\_the\_American\_Workplace\_FINAL.pdf

See attached.

For years we assembled project examples for OMB and the Hill in need of funding, attached is an example from 2002. We attempted last year to do this again. So, 20 years later...

I would be curious to know what the budget outcome was this particular year and which projects got funded. I 'm sure Rick likely has that in his archives somewhere. (-:



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# Reinvesting in the American Workplace

**A pictorial report on the condition of federal buildings  
and their repair and alteration needs**

## GSA Building Inventory

State	Number of Buildings	Replacement Value
Alabama	19	\$69,974,199
Alaska	1	\$31,726,897
Arizona	58	\$162,474,661
Arkansas	1	\$69,974,199
California	101	\$31,726,897
Colorado	99	\$162,474,661
Connecticut	5	\$69,974,199
Delaware	1	\$31,726,897
D.C.	81	\$162,474,661
Florida	21	\$69,974,199
Georgia	36	\$162,474,661
Hawaii	4	\$162,474,661

Estimated Project Cost  
\$1,900,000,000

Built  
Number of Floors  
Historic Status  
Replacement Value





## Reinvesting in the American Workplace

This report documents—with photographs, statistics, and text—the condition of a number of federally owned buildings across the country that are currently in the inventory of the General Services Administration (GSA). These buildings may be small or large, historic or modern. Their uses are as varied as the buildings themselves—federal courthouses, office buildings, border stations. The need to maintain and preserve them is of national importance. It makes good business sense in terms of responsible asset and property management. It also saves important and irreplaceable connections to our national past.

Office of the Chief Architect  
Office of Portfolio Management  
(202) 501-0638

July 2002

## Background

The Public Buildings Service (PBS) of the General Services Administration is charged with stewardship of the largest commercial real estate portfolio in the world. PBS oversees 40 percent of all federal workspace, controlling more than 337 million square feet. This includes 185 million square feet of federally owned space and 152 million square feet of leased space.

PBS develops, constructs, leases, manages, maintains, and secures office buildings, laboratories, courthouses, border stations, data processing centers, historic custom houses, warehouses, and day care centers. PBS provides centralized management, procurement services, and quality work environments for more than 100 federal organizations employing more than one million people nationwide. PBS strives to provide flexible, sustainable workspaces for and outstanding customer service to its federal customers.

GSA customers, the real estate industry, and civic groups already recognize GSA for its cost-effective modernization projects in older and legacy buildings. GSA projects regularly receive awards from professional groups, trade publications, and national and local civic organizations. However, these same groups also cite the agency's inability to adequately maintain the overall GSA portfolio. Inadequate funding levels over many years have led to gradual and extensive degradation overall in the quality and value of GSA's real estate portfolio.

## GAO Report

In March 2000, the General Accounting Office (GAO) issued a report entitled *Federal Buildings: Billions Are Needed for Repairs and Alterations*. The report documented \$4 billion in outstanding work required in existing GSA-managed properties. The report also noted that, without increased levels of funding, the continued degradation would result in an irreversible loss of real estate assets and a grave national liability in providing adequate workspace for the federal workforce. However, GAO also noted that, with proper maintenance and repair, the degradation of these national assets could be reversed and the needs of agencies and the public could be met safely and efficiently.

## The Case for Renewing Existing Buildings

When adequate funding is made available, GSA does an outstanding job of rehabilitating existing buildings. When these buildings are renewed, they provide:

- A better class of workspace for federal employees
- A safer and more healthful work environment
- Increased energy efficiency
- Greater access for the handicapped
- Additional rentable workspace through realignment or addition
- A positive return on the Congressional investment

These accomplishments are all quantifiable. GSA uses standard real estate industry measures to gauge the class, energy efficiency, rentable work area, and return on investment for each of its projects. GSA also conducts customer surveys to measure satisfaction levels after repair and alteration projects are completed. GSA tenants confirm that they are very satisfied with the quality of GSA's modernization work.

GSA is also proud to help maintain the historic legacy of public architecture by investing in older and historic buildings. By restoring and modernizing these properties, GSA can house tenants in up-to-date, flexible, and sustainable workplaces without constructing new facilities or leasing additional space. GSA compares the cost of renovating its existing inventory against the cost to lease or build an equivalent amount of space elsewhere. Modernization projects offer the most cost-effective way to provide “new” space for GSA tenants.

### Success Stories

The first section of this report provides examples of successful repair and alteration projects that GSA has recently completed. With adequate funding, these outdated buildings have been modernized so that they can continue to serve the housing needs of the federal government and remain a vital presence in the life of communities where they are located.

### Repairs and Alterations Backlog

The second section of this report documents a representative sample of GSA properties in need of repairs and alterations. Because of this backlog, historic cultural and architectural components of these buildings are threatened. Many of these hubs of government are inefficient, have ineffective or inadequate mechanical systems, and are outdated to the point of being functionally obsolete. Decisions regarding the operation, maintenance, renewal, or disposal of these buildings will have far-reaching consequences for the public. With adequate funding, GSA can cost-effectively improve these and other outdated buildings in its inventory, provide world-class workspace for federal agencies, and provide great value to U.S. taxpayers.

### A National Problem

The following table presents the repair funding needed for all GSA-owned facilities and the number of major buildings in each state. While Washington, DC, is the seat of federal government, buildings nationwide house federal workers and are visited every day by ordinary citizens. These buildings are the face of the federal government in cities all across the country. The federal government has an obligation and a duty to put its best face forward for its customers, the taxpaying American public.

### A Strategy for Asset Management

GSA recognizes that there are limits to the amount of public capital available for reinvestment. Funding has averaged approximately 25% below requested levels. With this reality in mind, GSA has launched a strategy to restructure its inventory of owned facilities, retaining and reinvesting in those which serve a long term federal need and which can generate sufficient rent revenue to be financially self-sustaining. Assets which no longer serve a federal need will be conveyed by donation, sale, or exchange. This strategy concentrates limited available capital on the most productive assets and reduces, to a degree, GSA's total reinvestment needs.

# GSA Building Inventory<sup>1</sup>

# Estimated Repair Funds Needed<sup>2</sup>

State	Number of Buildings	Total Rentable Sq Ft	No. Federal Employees <sup>3</sup>	
Alabama	19	1,254,001	17,385	\$37,413,584
Alaska	25	1,136,951	7,370	\$27,423,512
Arizona	49	1,851,090	20,584	\$56,935,000
Arkansas	15	1,188,629	8,839	\$16,408,669
California	117	16,345,267	87,295	\$590,625,166
Colorado	39	5,792,095	24,457	\$251,291,739
Connecticut	6	758,651	5,614	\$44,735,600
Delaware	2	220,932	1,454	\$8,748,991
District of Columbia	82	33,939,192	160,357	\$1,244,549,000
Florida	23	3,324,410	37,550	\$68,864,039
Georgia	37	6,070,101	32,596	\$104,817,294
Hawaii	4	756,317	3,836	\$19,434,200
Idaho	11	476,842	5,933	\$3,159,127
Illinois	29	5,930,040	32,957	\$237,234,723
Indiana	34	4,830,250	10,066	\$53,072,235
Iowa	13	1,022,092	6,578	\$41,538,322
Kansas	7	736,279	9,702	\$5,289,774
Kentucky	15	1,633,190	10,300	\$25,877,160
Louisiana	17	2,357,392	14,185	\$35,198,039
Maine	27	442,003	2,710	\$28,477,832
Maryland	95	13,798,163	77,113	\$357,988,698
Massachusetts	15	3,821,370	19,173	\$150,030,451
Michigan	29	2,958,679	15,893	\$91,927,361
Minnesota	17	2,061,520	12,391	\$76,085,728
Mississippi	11	957,936	8,605	\$17,595,397
Missouri	51	10,914,122	23,301	\$383,403,801

<sup>1</sup> Excludes minor building (i.e. garages, storage sheds, and utility buildings)

<sup>2</sup> Includes major and minor buildings

<sup>3</sup> Number of federal employees listed is based on statistics taken from OPM's other sources (non-military)

# GSA Building Inventory<sup>1</sup>

# Estimated Repair Funds Needed<sup>2</sup>

State	Number of Buildings	Total Rentable Sq Ft	No. Federal Employees <sup>3</sup>	
Montana	11	511,824	7,132	\$29,919,435
Nebraska	8	1,198,689	5,486	\$6,950,146
Nevada	7	1,035,297	5,598	\$64,653,007
New Hampshire	6	395,809	2,410	\$36,241,595
New Jersey	16	2,252,499	12,964	\$70,635,928
New Mexico	23	1,416,880	3,597	\$64,160,244
New York	62	12,539,737	50,805	\$243,911,069
North Carolina	15	1,400,824	15,811	\$16,183,916
North Dakota	17	734,824	3,569	\$9,812,921
Ohio	23	5,348,714	21,693	\$168,229,385
Oklahoma	14	1,205,503	12,430	\$22,760,981
Oregon	17	2,298,516	15,601	\$86,840,514
Pennsylvania	24	5,384,472	35,716	\$97,778,780
Puerto Rico	4	539,113	3,295	\$19,729,971
Rhode Island	3	213,724	2,132	\$11,690,715
South Carolina	14	1,090,036	7,895	\$21,160,406
South Dakota	7	549,843	5,763	\$32,566,155
Tennessee	20	2,898,700	26,885	\$50,327,132
Texas	112	11,850,970	66,149	\$171,104,173
Utah	12	1,785,223	5,167	\$118,646,556
Vermont	24	472,127	2,625	\$266,000
Virginia	37	4,204,828	38,750	\$75,715,467
Virgin Islands	2	133,100	541	\$11,293,913
Washington	58	4,949,923	22,756	\$213,008,962
West Virginia	26	1,977,989	10,497	\$27,353,642
Wisconsin	8	533,588	9,595	\$25,168,000
Wyoming	5	357,094	3,706	\$22,469,397

<sup>1</sup> Excludes minor building (i.e. garages, storage sheds, and utility buildings)

<sup>2</sup> Includes major and minor buildings

<sup>3</sup> Number of federal employees listed is based on statistics taken from OPM's other sources (non-military)



# Federal Buildings: Some Repair and Alteration Success Stories

The following pages showcase several federal buildings in which repairs and alterations were successfully completed.



SUCCESSFULLY COMPLETED:

## Old Post Office/Courthouse

Little Rock, Arkansas

SUCCESSFULLY COMPLETED:

# Old Post Office/Courthouse

Little Rock, Arkansas

The Old Post Office/Courthouse was built in 1881 and is a landmark in the Little Rock community. The original building has 81,107 gross square feet and is home to the U.S. Bankruptcy Court and the U.S. Marshals Service.

Significant spaces within the building have been restored to the grandeur of the time period. The original 1881 courtroom, with a 23-foot high decorative plaster ceiling and original wood wainscoting, underwent extensive restoration painting, including faux graining. An investigation of the original paint colors found over 25 different Victorian colors. The 1897 courtroom was also restored—restoration included faux marble veining to match the existing marble.

The newest renovations added a third courtroom on the first floor of the existing building in what was originally the Old Post Office workroom. Existing columns were incorporated into the walls of the courtroom. Two wings were constructed to the rear of the building. The wings consist of two floors and a basement. The basement provides secured parking, while the first and second floors house the offices for the Clerk of the Court. The Old Federal Building contained 60,660 square feet. The new wings increased the size of the building to 81,107 square feet.

Total Investment \$ 16,300,000



## Building Facts & Status

Building Number	AR0031ZZ
City Location	Little Rock
Built	1881
Gross Square Footage	81,107
Number of Floors	5
Historic Status	Not On Register





SUCCESSFULLY COMPLETED:

## Phillip Burton Federal Building/Courthouse

San Francisco, California

SUCCESSFULLY COMPLETED:

# Phillip Burton Federal Building/Courthouse

San Francisco, California

The Phillip Burton Federal Building/Courthouse is a 23-story office building constructed in 1964. It provides 1,413,304 gross square feet to 18 tenant agencies. The major tenants are: U.S. District Court, U.S. Marshals Service, Justice Department, IRS and GSA. The modernization of the building included the following: providing a standpipe for the entire building; replacing PCB transformers; and completely removing asbestos throughout the building. Fire sprinklers were installed, and ceiling systems along with lighting were also replaced. The HVAC system was upgraded to meet current tenant needs along with industry standards, and the emergency electrical distribution system was modernized. The plumbing system was also modernized to fulfill tenant needs.

Total Investment \$ 97,813,000



## Building Facts & Status

Building Number	CA0154ZZ
City Location	San Francisco
Built	1964
Gross Square Footage	1,413,304
Number of Floors	23
Historic Status	Not On Register





SUCCESSFULLY COMPLETED:

## Byron White Post Office/Courthouse

Denver, Colorado

SUCCESSFULLY COMPLETED:

# Byron White Post Office/Courthouse

Denver, Colorado

The Byron White Post Office/Courthouse is a monumental, four-story building that was completed in 1916. This neoclassical structure occupies a full block site, has 265,816 gross square feet and is on the National Register of Historic Places. The major tenants are: the U.S. Court of Appeals, the U.S. District Court and the U.S. Marshals Service.

The building was originally owned and used as a Post Office until it was purchased by GSA and transformed into a courthouse in 1994. The modernization of the building included: fire sprinkler protection; ADA compliance throughout the building; new elevator cabs, doors, signals and controllers.

Asbestos fireproofing and pipe insulation was completely removed or sealed off, depending on the application. The building's limestone and marble exterior was cleaned, repaired and re-sealed to return the walls, stairs and columns to their original condition. Historically accurate exterior lighting was installed. Interior mechanical and electrical systems were upgraded. The HVAC system needed re-balancing, the exterior air dampers were upgraded and the control system was replaced. New cooling towers were installed.

This modernization received the following awards: 1995 Presidential Design Award, 1995 Federal Design Achievement Award, 1994 Buildings Magazine Modernization Award, 1994 Historic Denver Community Preservation Award, 1994 Denver Metro and Southwest Regional BOMA TOBY Award for Historic Buildings.

Total Investment \$ 31,052,000



## Building Facts & Status

Building Number	CO0009ZZ
City Location	Denver
Built	1916
Gross Square Footage	265,816
Number of Floors	5
Historic Status	On Register





SUCCESSFULLY COMPLETED:

## Ariel Rios Federal Building

Washington, DC

SUCCESSFULLY COMPLETED:

# Ariel Rios Federal Building

Washington, DC

The Ariel Rios Building was designed in 1926-1931 and was constructed in 1932-1934. Originally built as the headquarters of the Post Office Department, it now houses the headquarters of the Environmental Protection Agency. It is a monumental historical building listed on the National Register and is a part of the historic Federal Triangle. The building has nine occupied floors plus an attic and 885,367 gross square feet.

The building was modernized in two phases, with the second phase completed in 1999. The modernization project upgraded and improved the building's infrastructure to conform to current accessibility, health, and safety codes and standards. The building's space utilization was made more efficient. The HVAC system, plumbing, electrical distribution and wiring, fire protection, and alarm systems were replaced and/or upgraded to provide adequate capacity for current and projected requirements. Asbestos-containing material and lead paint were abated. Historically significant spaces, features, and materials were preserved and restored and the unfinished northwest façade was completed.

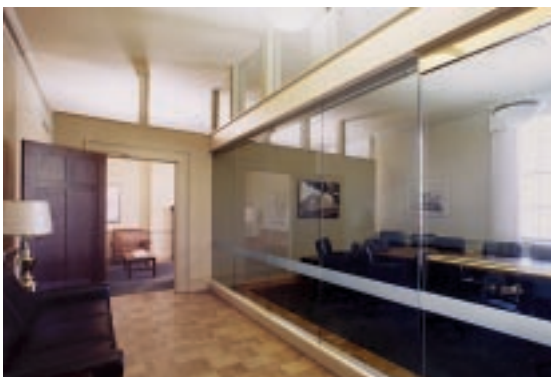
## Building Facts & Status

Building Number	DC0028ZZ
City Location	Washington, DC
Built	1932-34
Gross Square Footage	885,367
Number of Floors	9
Historic Status	On Register

The project earned an Award of Merit in Historic Resources in 2000 from the Washington Chapter of the American Institute of Architects. It is also noteworthy for being one of the first projects in GSA's National Capital Region to incorporate sustainable design concepts, including high-efficiency lighting systems with maximum use of natural light, the use of environmentally-preferable new and recycled materials, the reuse and recycling of existing materials, and improvements to the building's overall energy efficiency and indoor air quality.

Total Investment

\$ 95,668,000





SUCCESSFULLY COMPLETED:

# Gene Snyder Courthouse/Custom House

Louisville, Kentucky

SUCCESSFULLY COMPLETED:

# Gene Snyder Courthouse/Custom House

Louisville, Kentucky

The Gene Snyder Courthouse/Custom House is neo-classical in design, has 386,329 gross square feet and was built in 1932. The major tenants are HUD, INS, the U.S. District Court and SSA. The complete modernization of the building included not only upgrading the building's systems, but restoring the building to its original grandeur. The mechanical, electrical and life safety systems were replaced and upgraded.

Prior to renovation, the building's ornate detailing and historic architecture were overshadowed by peeling paint, antiquated life safety systems and inefficient electrical and mechanical equipment. The brass was tarnished, the roof leaked and clients were gradually packing up and moving out. During the renovation, the traditional flavor of the building was maintained in as many places as possible, while at the same time providing modern upgrades. Sprinkler systems were cleverly disguised within soffits, while new suspended ceilings in other areas hide fire protection systems and ductwork. Energy efficiency also increased greatly after the renovation due to the installation and upgrade of the chillers and boiler, HVAC system, emergency generators, lighting, cooling tower, air handlers, and electronic-control flush valves. The roof was repaired. The exterior limestone was also cleaned, tuck-pointed and waterproofed.



## Building Facts & Status

Building Number	KY0045ZZ
City Location	Louisville
Built	1932
Gross Square Footage	386,329
Number of Floors	7
Historic Status	On Register

This historic building has received several awards including the 2000 Building Owners and Managers Association Building of the Year Award, the 2001 Buildings Magazine Modernization Award, and the city of Louisville Cornerstone Award and Kudos Award for beautification and revitalization of the downtown area. The Courthouse's new and upgraded systems and finishes are now as sophisticated as the building's neo-classical facade. A piece of the past has been successfully preserved for the future.

Total Investment

\$ 22,700,000





SUCCESSFULLY COMPLETED:

## Gignoux Courthouse

Portland, Maine

SUCCESSFULLY COMPLETED:

# Gignoux Courthouse

Portland, Maine

This three-story masonry structure, constructed in 1911 is a National Historic landmark. The tenants are the U.S. District Court, the U.S. Attorneys and the U.S. Marshals Service. In 1996, the building underwent a complete \$12.5 million modernization. The building's roof, HVAC, electrical, plumbing and elevator systems were repaired or replaced. The historic features of this building were also restored as part of this major modernization.

In the most recent GSA customer satisfaction survey, the tenants in the building responded with a 97% satisfaction rate.

Total Investment \$ 12,500,000

## Building Facts & Status

Building Number	ME0034ZZ
City Location	Portland
Built	1911
Gross Square Footage	90,385
Number of Floors	4
Historic Status	On Register



*New District Courtroom following prospectus project.*



*Historic courtroom before (above, left) and view after renovation (above right).*



SUCCESSFULLY COMPLETED:

## Robert A. Young Federal Building

St. Louis, Missouri

SUCCESSFULLY COMPLETED:

# Robert A. Young Federal Building

St. Louis, Missouri

This red brick structure was constructed in 1933 to provide one million square feet of exposition space in downtown St. Louis. This 20-story building houses nearly 4,000 employees. In 1987, a major renovation was instituted for the decaying and nearly vacant Federal Building. Three years later, the Young Federal Building was completely ready for the high technology demands of modern office use. The building is attractive, functional and offers unparalleled tenant service. As a federal real estate asset, it is one of the most desirable and profitable of the GSA flagship buildings. In 1996, the building won the Building Owners and Manager's Association "Government Building of the Year" award.

Total Investment \$ 53,964,000



## Building Facts & Status

Building Number	MO0106ZZ
City Location	St. Louis
Built	1933
Gross Square Footage	1,072,418
Number of Floors	20
Historic Status	Eligible





SUCCESSFULLY COMPLETED:

## William L. Guy Federal Building/ Post Office/Courthouse

Bismarck, ND

SUCCESSFULLY COMPLETED:

## William L. Guy Federal Building/Post Office/Courthouse

Bismarck, ND

The William L. Guy Federal Building/Post Office/Courthouse was constructed in 1964 and has 145,045 gross square feet. This facility is located in the City of Bismarck's Central Business District. The primary building tenants include the U.S. District Court, U.S. Attorneys, U.S. Marshals, and several Department of Agriculture agencies.

Modernization of the building began in May of 1997 and included recapture of vacant postal workroom area space, which was converted to courts space, elevator modernization, HVAC upgrades, paving upgrades, asbestos abatement, ADA accessibility, fire safety improvements, modification to the loading dock area and the addition of an emergency generator. Also, approximately 35% of the basement was converted to secured parking for the U.S. District Court and U.S. Marshals Service, and a new building entry was created to improve building security.

At the completion of this project in April 1999, the building's income increased by 59 percent, creating a financial winner for GSA and providing the District Court and Marshals Service with much needed expansion space. Significant improvements were made in internal prisoner transfer and building security. Other building tenants were thrilled with the modernized elevators and the new dock area, which was now accessible to all building tenants.

Total Investment \$ 6,684,000



### Building Facts & Status

Building Number	ND0037ZZ
City Location	Bismarck, North Dakota
Built	1964
Gross Square Footage	145,045
Number of Floors	6
Historic Status	Not Eligible





SUCCESSFULLY COMPLETED:

## Scranton Federal Building/Courthouse

Scranton, Pennsylvania

SUCCESSFULLY COMPLETED:

# Scranton Federal Building/Courthouse

Scranton, Pennsylvania

As part of the construction of an Annex to the existing Scranton Federal Building/Courthouse, GSA completed modernization work to the existing building. The Federal Building/Courthouse was built in 1931 and has 155,691 gross square feet. The major tenants are: the U.S. Attorneys, the U.S. Marshals Service, U.S. District Court, Treasury and U.S. Postal Service. The renovations to the building included the following: modification to the HVAC system to provide variable air volume, electrical system upgrades including a new distribution system and energy efficient lighting, elevator system upgrades and improved security and circulation for the Court. Safety enhancements included providing sprinkler protection to the entire building. All work to the building's interior and exterior was

## Building Facts & Status

Building Number	PA0182ZZ
City Location	Scranton
Built	1931
Gross Square Footage	155,691
Number of Floors	4
Historic Status	Not On Register

performed in accordance with historic preservation requirements. The existing Federal Building/Courthouse, including the newly constructed Courthouse Annex, was recognized with a Merit Award in AIA Pennsylvania's 2000 Design Awards Competition. The jury commented: "Yet another successful result of the GSA's effort to do first-class courthouses around the country."



GSA also partnered with the local historical society to create "McKinley Park" outside of the complex, reestablishing a presence for a 1902 monument to President William McKinley removed from the streets of Scranton several years ago. A Washington-based organization—"SOS" (Save Outdoor Sculptures)—recognized GSA with an award for its efforts in restoring the monument. The building received the 2001 "Innovative Design and Excellence in Architecture with Steel Award" from the American Institute of Steel Construction.

Total Investment

\$ 10,610,000





SUCCESSFULLY COMPLETED:

# Jose V. Toledo Federal Building/Courthouse

San Juan, Puerto Rico

SUCCESSFULLY COMPLETED:

# Jose V. Toledo Federal Building and U.S. Courthouse

## San Juan, Puerto Rico

The Federal Building and U.S. Courthouse was originally constructed in 1914. In 1940 a seven-story addition was completed on the building's south side. The building is prominently situated on the harbor in the historic Old San Juan section of the city and was listed individually on the National Register of Historic Places in 1986. In 1999 a major restoration and space recap-ture project was completed allowing re-occupancy of the 128,000 gross square foot building after several years of vacancy. Historically significant areas were identified for either restoration or replacement. Deteriorated and outmoded HVAC, electrical, mechanical, plumbing and elevator systems were replaced. Court-rooms and other vacant interior spaces were completely renovated. Structural seismic upgrades were also completed. In May 1999, the project team received a Public Buildings Heritage Award for Rehabilitation Design. In March 2000, the Society for History in the Federal Government awarded GSA the John Wesley Powell Prize for Excellence in Historic Preservation for work completed at the Jose V. Toledo Federal Building and Courthouse.

Total Investment \$ 28,094,000



### Building Facts & Status

Building Number	PR0003ZZ
City Location	San Juan
Built	1914/1940
Gross Square Footage	128,130
Number of Floors	7
Historic Status	On Register



Before (top) and after (bottom)  
views of the eaves, above, and the  
interior hallway, at left.